



, Preston, PR2

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The property is located approximately 3 miles north of Preston City Centre and benefits from excellent motorway connectivity, with easy access to Junction 1 of the M55, Junction 32 of the M6, and Junction 31A of the M6. The surrounding area is home to a range of established occupiers including Zebra Technologies, Royal Mail, Asda, Aldi, B&M, Subway, and Burger King.

The accommodation comprises the first floor of a modern two-storey self-contained pavilion office building featuring an impressive full-height glazed atrium entrance. Internally, the suite is predominantly open plan, providing a bright, flexible, and efficient workspace. The office has been refurbished throughout and includes carpeted floors, fresh decoration, suspended ceilings with recessed LED lighting, Cat 5 IT networking, air conditioning, and electric heating.

Extending to approximately 64 m² (693 ft²), the premises also benefit from secure coded entry and allocated parking, making it an excellent opportunity for businesses seeking high-quality office space in a well-connected and established commercial location.

Key Features:

- * Newly refurbished office suite
- * Approx. 64 m² (693 ft²)
- * Open-plan layout
- * Suspended ceiling with LED lighting
- * Cat 5 IT networking
- * Air conditioning and electric heating
- * Secure coded entry
- * Allocated parking
- * Excellent motorway access (M55 & M6)
- * Established commercial location
- * Rent: £900 pcm (£10,000 pa + VAT)
- * Service charge: £650 pa
- * Tenant responsible for own electricity costs

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£833.33 PCM
Freehold



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www.rubyestates.co.uk Call: 01772 920 220

7 Cable Court, Preston, PR2 9YW